

**ZO-05-371 (Also see Property  
Under County Control Amendment  
14-05-2, Building Provisions  
Amendment 15-05-61, Subdivision  
Ordinance Amendment 16-05-101,  
and Erosion and Sedimentation  
Control Amendment 17-05-104,  
adopted simultaneously on April 4,  
2005.)**

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, April 4, 2005, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 17, Site Plans, Part 1, General Requirements, Sect. 17-109, Fees, to read as follows:**

Applicable fees, at such times and amounts as stated below, shall be paid to the County for the examination and approval of site plans, minor site plans, and other required studies and reports, the inspection of all required improvements shown on such plans, and the processing of site plan or minor site plan agreements. The applicable fees for those site plans, studies and reports submitted in English measurements shall be based on a conversion from English units to metric as defined in the Metric Conversion Table contained in the Public Facilities Manual.

1. DPWES Fees for Site Plans:

- A. The base fee for the submission of a site plan shall be as follows, plus all applicable additional fees as set forth below.

Site plans: \$6,625 plus \$3040 per disturbed hectare (2.5 acres) or any fraction thereof greater than one hectare (2.5 acres), with a maximum base fee of \$33,120

Site plans with public improvements only, including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, water line, and/or road construction pursuant to Chapter 2 of The Code: \$2,385 plus \$2.70 per meter (3.3 feet), or fraction thereof, of each improvement

- B. Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit and/or variance application associated with proposed construction, with a maximum cumulative fee of \$2,350:

Sites subject to rezoning: \$1,380

Sites subject to special exception: \$970

Sites subject to special permit: \$970

Sites subject to variance: \$720

- C. Review resulting from site conditions and proposed improvements:

Problem soils (area with soil types A or B per the official map adopted by the Board or as deemed by the Director): \$720

Floodplain: \$485 (existing and proposed)

Natural drainageway (non-floodplain watersheds): \$485

Stormwater management facility: \$595 for each facility serving the site (on-site or off-site)

Best management practices facility (BMP): \$1,590 for each facility serving the site (on-site or off-site)

- D. Second submission of a site plan: A fee in accordance with Paragraphs 1A, 1B and 1C above shall be paid for a second submission of a site plan for changes in disturbed area, zoning actions, site conditions and/or proposed improvements from that indicated on the first submission
  - E. Resubmissions of a site plan after second submission: \$3,175 per submission
  - F. Resubmissions of a site plan with public improvements only as defined in Paragraph 1A after second submission: A fee equal to fifty (50) percent of fees charged in accordance with Paragraphs 1A, 1B and 1C shall be paid upon each subsequent submission of a site plan with public improvements only
  - G. Sheet substitution (insert) in submissions after the first submission (to be paid prior to site plan approval): \$85 per sheet
  - H. Site plan revisions: \$720 per revision submission and resubmission plus additional fees for changes in disturbed area, zoning action and/or site changes and/or newly proposed improvements in accordance with Paragraphs 1A, 1B and 1C above
  - I. Site plan extensions: \$970 per request
  - J. Sanitary sewer as-built: \$360 per submission
  - K. Site plan as-built: \$245 per submission
2. Fire Marshal Fees for Site Plans:
- A. Review fees: The following schedule for the Fire Marshal's review cost of the site plan, if available, shall be used to determine the Fire Marshal review fee that shall be paid prior to site plan approval or within 120 days of site plan submission, whichever comes first:

<b>TYPE OF PLAN</b>	<b>PLAN DESCRIPTION</b>	<b>FEE</b>
Single Family Attached and Multiple Family Dwellings	Up to 30 Units	\$144
	31-100 Units	\$240
	101 or More Units	\$336
Attached Commercial Buildings	Up to 25 Units	\$144
	26 - 75 Units	\$240
	76 or More Units	\$336
One Building Total Gross Floor Area	Up to 10,000 sq. ft.	\$144
	10,001 - 50,000 sq. ft.	\$192
	50,001 - 100,000 sq. ft.	\$288
	100,001 - 250,000 sq. ft.	\$384
	Over 250,000 sq. ft.	\$480
Two Buildings Total Gross Floor Area	Up to 50,000 sq. ft.	\$288
	50,001 - 100,000 sq. ft.	\$384
	100,001 - 250,000 sq. ft.	\$480
	Over 250,000 sq. ft.	\$576
Three Buildings Total Gross Floor Area	Up to 100,000 sq. ft.	\$384
	100,001 - 250,000 sq. ft.	\$576
	Over 250,000 sq. ft.	\$672
Four or More Buildings	For all square footage	Add \$96 per building in addition to Three Buildings base review fee
Required Fire Lane Designations	Site Plans or Public Improvement Plans	Add \$384 to base review fee

- B. Inspection Fees: Hourly rate of \$96 per hour or \$24 per one-fourth (1/4) hour or part there.

Prior to agreement release, an accounting shall be made of the Fire Marshal's actual costs versus the fees paid. If the fees paid exceed the Fire Marshal's total actual costs, the developer/payor shall be refunded the excess. If the Fire Marshal's total actual costs exceed the fee previously paid, the developer/payor shall be responsible for the balance. In accounting for the Fire Marshal's actual costs, an hourly rate of \$96 or \$24 per one-fourth (1/4) hour or part thereof shall be charged for time spent processing the plan and inspection of the completed construction. The hourly Fire Marshal rate of \$96 or \$24 per one-fourth (1/4) hour or part thereof shall be charged for the review and inspection of the following plans and studies:

Site plans  
Site plan revisions  
Site plan extensions  
Rough grading plans  
As-built site plans

3. Minor Site Plans, Modifications and Waivers:

Minor site plans: \$1,935 per submission

Except as provided for in Paragraphs 4 and 5 below, a fee of \$690 shall be paid with the submission of any request for a modification or waiver of County ordinances, including but not limited to the Zoning Ordinance and the Public Facilities Manual; provided, however, the cumulative fee for any modification(s) or waiver(s) requested for the portion of a development in which affordable dwelling units are located and which relate to typical street sections, sidewalks and/or curb and gutter shall not exceed \$690

Combined stormwater detention and Best Management Practices waiver submitted simultaneously: \$810

In no instance shall the total fee for all modifications and waivers associated with a site plan or minor site plan exceed \$2,760

4. Water Quality Fees:

The fees listed below shall be paid upon each submission of each study to the County.

- A. Water Quality Impact Assessments: \$935

- B. Resource Protection Area and Resource Management Area Boundary Delineations:

For projects with 50 meters (165 feet) or less of baseline: \$245

For projects with greater than 50 meters (165 feet) of baseline: \$245 plus \$1.80 per meter (3.3 feet) of baseline in excess of 50 meters (165 feet)

C. Chesapeake Bay Preservation Ordinance Exceptions and Waivers:

A fee of \$690 shall be paid with the submission of a request for an exception or waiver under Chapter 118 of The Code; provided however, that no fee shall be required for a waiver request filed pursuant to Section 118-5-1 Par. (b) and an additional fee of \$345 shall be paid with the submission of any exception request when a public hearing is required under Article 6 of Chapter 118 of The Code.

In the event that a Resource Protection Area and Resource Management Area Boundary Delineation and a Water Quality Impact Assessment are submitted simultaneously, only one fee shall be required and such fee shall be the higher of the fees required for the individual studies

5. Processing of Other Studies, Reports or Plans:

Applicable fees, as stated below, shall be paid upon each submission to the County of any study, report or plan.

A. Floodplain Studies:

A fee of \$5.20 per meter (3.3 feet) of base line plus \$345 per road crossing and per dam, not to exceed a total fee of \$6,350

B. Drainage Studies (for non-floodplain watersheds): \$1,105

C. Soil Reports:

A fee of \$1,935 shall be paid upon the initial submission of a soil report for review. A fee of \$635 shall be paid upon each subsequent submission and revision of a soil report

D. Rough Grading Plans:

A fee of \$555 per division of land or disturbed 0.5 hectare (1.25 acre), whichever is greater, not to exceed \$8,280, shall be paid upon the submission of a rough grading plan for review. A fee equal to twenty-five (25) percent of the original rough grading plan fee shall be paid upon each subsequent submission or revision to a rough grading plan

E. Parking redesignation plan or parking tabulation for a change in use and administrative parking reduction for churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education: \$555

F. Parking Reduction:

The following fees shall be paid upon each submission for review of a request for a reduction in the number of parking spaces required pursuant to Article 11 when such required spaces are:

- under 125 spaces: \$1,590
- 125 to 250 spaces: \$2,760
- 251 to 499 spaces: \$4,420
- 500 spaces or more: \$9,250

G. Recycling Study:

When a plan or study is submitted to the County for the sole purpose of placing recycling containers on a commercial or industrial site, as required by the Fairfax County Business Implementation Recycling Plan, there shall be no fee for review and processing of such a plan or study

H. Easement plats:

A fee of \$245 will be paid upon each submission of such plats to the County

I. Sheet substitution (insert) fee:

A fee of \$85 per sheet shall be paid upon submission of any insert to a study, report, or plan submitted pursuant to this paragraph

J. Photometric Plan or Sports Illumination Plan:

A fee of \$500 shall be paid upon the initial submission of a photometric plan or sports illumination plan, as required by Part 8 of Article 14, when such plan is not submitted as part of a required site plan submission

K. Environmental Site Assessment Plan:

A fee of \$1,800 shall be paid upon the initial submission of an environmental site assessment plan, a fee of \$635 shall be paid upon each subsequent submission and revision to an environmental assessment plan

6. Inspection Fees: The following fees, except for those requiring an inspection following a stop work order, shall be paid at the time of bonding or prior to issuance of a construction permit for land disturbing activity, whichever occurs first:

- A. Base fee: \$50 (\$65 effective July 1, 2006) per disturbed hectare (2.5 acres) per agreement month, with a minimum of \$700 (\$910 effective July 1, 2006) and a maximum of \$12,690 (\$16,380 effective July 1, 2006)

B. Public utility fee(s):

Storm drainage: \$815 (\$1,050 effective July 1, 2006) for the first 30 meters (100 feet), plus \$5.80 (\$7.50 effective July 1, 2006) for each additional meter (3.3 feet) or fraction thereof

Stormwater management facilities:

Detention ponds with an embankment less than or equal to 1.8 meters (6 feet) high: \$815 (\$1,050 effective July 1, 2006)

Detention ponds with an embankment greater than 1.8 meters high (6 feet): \$1,625 (\$2,095 effective July 1, 2006)

Dedicated streets: \$1,130 (\$1,460 effective July 1, 2006) for the first 30 meters (100 feet) plus \$15.50 (\$20 effective July 1, 2006) for each additional meter (3.3 feet) or fraction thereof

Private streets: \$920 (\$1,185 effective July 1, 2006) for the first 30 meters (100 feet) plus \$12.50 (\$16.10 effective July 1, 2006) for each additional meter (3.3 feet) or fraction thereof

Other paved area: \$1.00 (\$1.30 effective July 1, 2006) per square meter (10 square feet) or fraction thereof

Driveway entrances: \$85 (\$110 effective July 1, 2006) for each entrance

Pedestrian walkways/trails: \$190 (\$250 effective July 1, 2006) for the first 30 meters (100 meters) plus \$3.20 (\$4.10 effective July 1, 2006) for each additional meter (3.3 feet) or fraction thereof

Sanitary sewer systems: \$1,130 (\$1,460 effective July 1, 2006) for the first 30 meters (100 feet) of main plus \$12.00 (\$15.50 effective July 1, 2006) for each additional meter (3.3 feet) or fraction thereof

C. Other bonded and proffered work:

Based on a percentage of the bonded amount as follows:

Cast in place culverts: 8.10% (10.45% effective July 1, 2006) of the bonded amount up to \$50,000 plus 4.00% (5.15% effective July 1, 2006) of the bonded amount greater than \$50,000 but less than or equal to \$200,000 plus 1.65% (2.15% effective July 1, 2006) of the bonded amount greater than \$200,000

All other work: 8.10% (10.45% effective July 1, 2006) of the bonded amount up to \$50,000 plus 1.65% (2.15% effective July 1, 2006) of the bonded amount greater than \$50,000



- D. Construction plan inspection extension: \$50 (\$65 effective July 1, 2006) per disturbed hectare (2.5 acres) per agreement month
  - E. Inspection following a stop work order: \$325 (\$420 effective July 1, 2006) each, payable at next bonding action
  - F. Inspection following a violation: \$165 (\$215 effective July 1, 2006) each, payable at next bonding action
7. Processing of Site Plan and Minor Site Plan Agreements:
- A. Agreement package processing fees:

A processing fee of \$1,935 per agreement package shall be paid upon submission to the County of any agreement package with a security value exceeding \$10,000. A processing fee of \$265 per agreement package will be paid upon submission of any agreement package with a security value of \$10,000 or less
  - B. Agreement extensions:

A fee of \$775 shall be paid upon submission of any request for an agreement extension
  - C. Replacement agreement:

A fee of \$1,380 shall be paid upon submission of any request for a replacement agreement
  - D. Agreement security reductions:

A fee of \$1,315 shall be paid upon submission of any request for a reduction in security in support of an agreement

In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payor disputes the fee charged, a case review of costs incurred by the County may be requested in writing to the Director. In the case where the review reveals that the fees paid exceed 100 percent of costs, then a refund of the difference shall be made. If the case review reveals that 100 percent of the costs incurred by the County exceed the fees paid, then the payor shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.

**This amendment shall become effective on July 1, 2005 at 12:01 a.m. and the subsequent revisions to the site inspection fees, as set forth in parentheses in the adopted text, shall be effective at 12:01 a.m. on July 1, 2006. The revised fees shall be applicable to any submission after these dates.**

**GIVEN under my hand this 4th day of April, 2005.**

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**NANCY VEHR**  
**Clerk to the Board of Supervisors**